

November 25, 2003 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SR0167

Irving F. Draper

Midlothian Magisterial District
1410 Railroad Avenue

REQUEST: Renewal of Manufactured Home Permit 97SR0124 to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. The applicant shall be the owner and occupant of the manufactured home.
- 2. Manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

This property is located at 1410 Railroad Avenue. Tax ID 727-710-3162 (Sheet 5).

Existing Zoning:

R-7

Size:

0.6 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - A; Vacant and Norfolk Southern Railroad

South - A; Residential

East - A; Residential and vacant

West - A; Residential

Utilities:

Private well and septic system

General Plan:

(Midlothian Area Community Plan)

Residential

DISCUSSION

The applicant is requesting renewal of Manufactured Home Permit 97SR0124 to park a manufactured home in a Residential (R-7) District.

The first permit was issued on October 25, 1989. However, others have parked a mobile home on this property since 1971.

The manufactured home is located on property belonging to Charles L. Burford, uncle of the applicant.

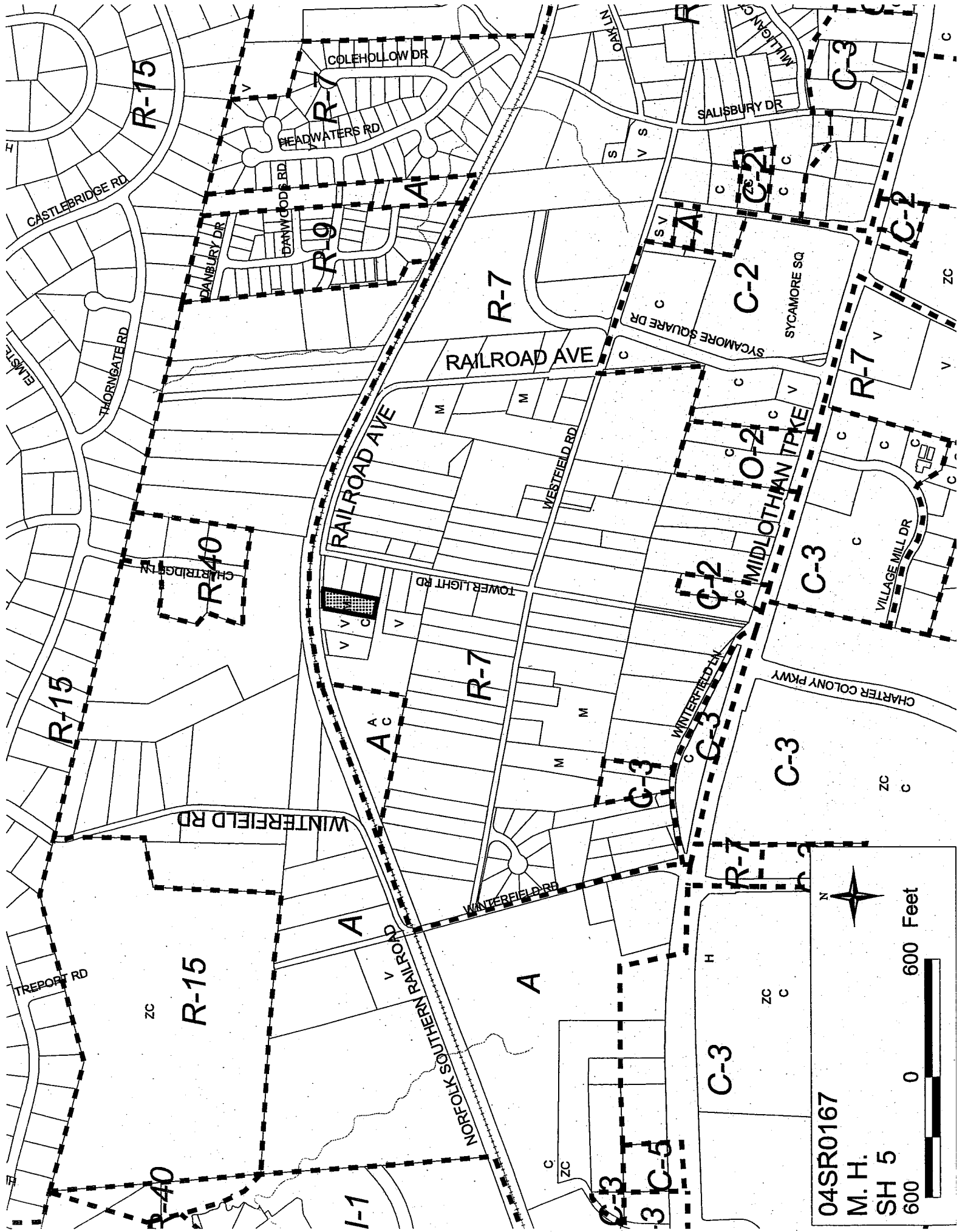
The property is served by private well and septic system. The Health Department has reported there is no environmental health hazard in existence.

This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Midlothian Area Community Plan for residential use. This manufactured home is located in a secluded area near a stable residential development.

If this were a new request, staff would recommend denial; however, since a manufactured home has been parked on the subject property since the 1970's, staff would recommend approval subject to the aforementioned conditions.

Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling and if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to conditions 1 through 4, as noted herein.



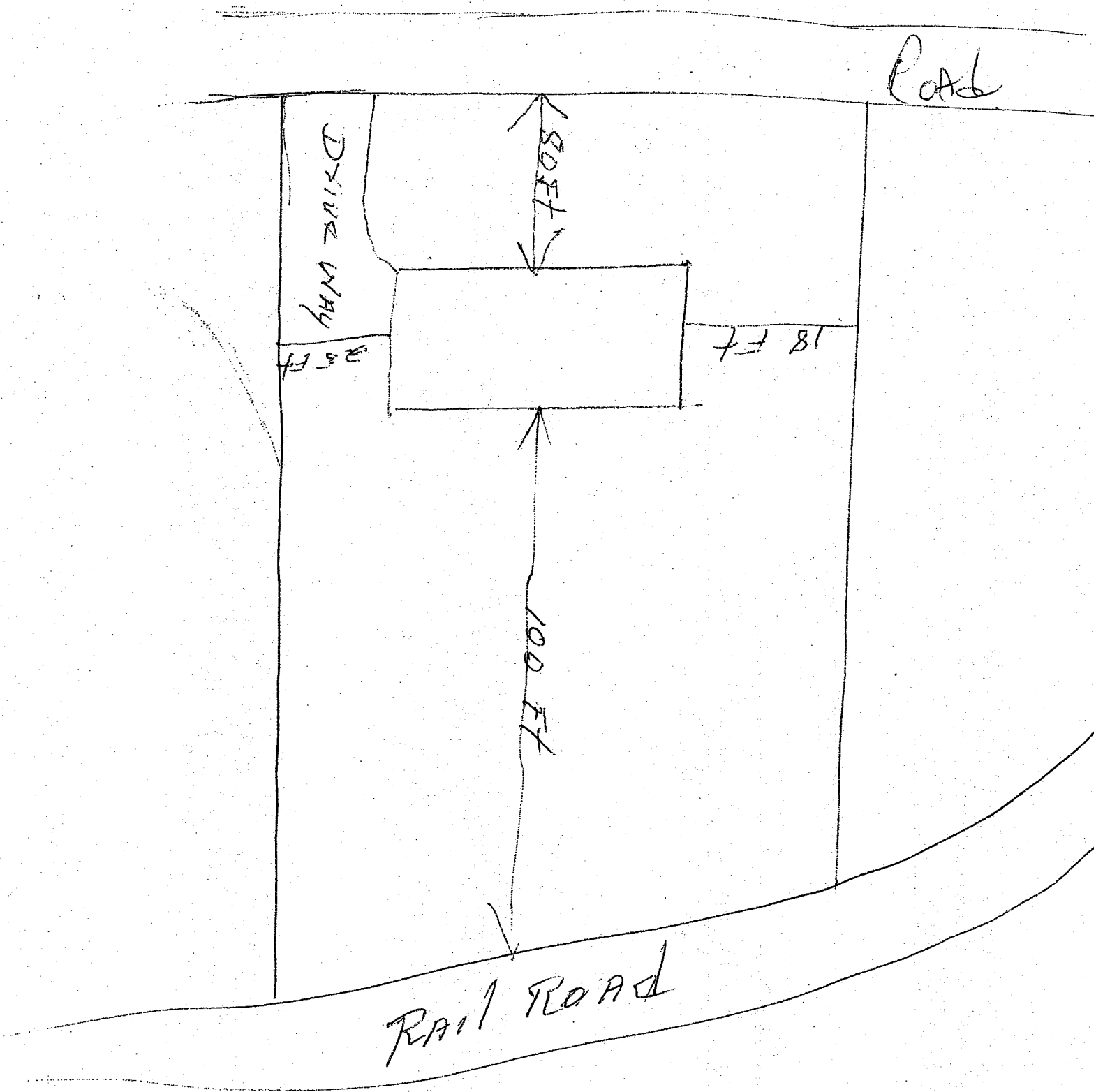
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600 Feet

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M. H.

SH 5

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